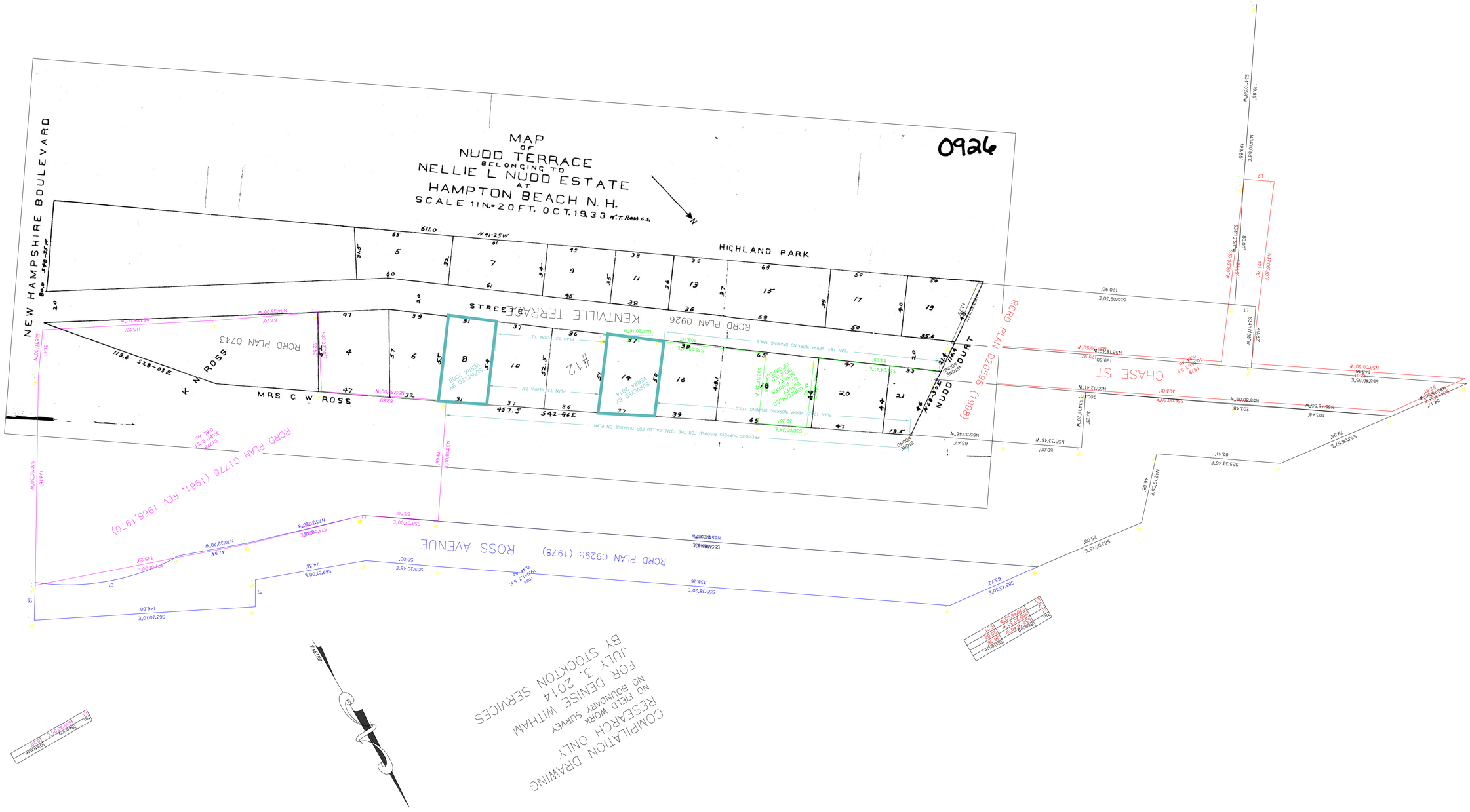

MAP
OF
NUDD TERRACE
BELONGING TO
NELLIE L NUDD ESTATE
AT
HAMPTON BEACH N. H.
SCALE 1 IN. = 20 FT. OCT. 1933 W.T. Rand C.E.
0926
NEW HAMPSHIRE BOULEVARD
HIGHLAND PARK
KENTVILLE TERRACE
RCRD PLAN 0926
RCRD PLAN 0743
K N ROSS
MRS C W ROSS
NUDD COURT
CHASE ST
RCRD PLAN 26598 (1998)
RCRD PLAN C1776 (1961, REV 1966,1970)
ROSS AVENUE
RCRD PLAN C9295 (1978)
#12
COMPILATION DRAWING
RESEARCH ONLY
NO FIELD WORK
NO BOUNDARY SURVEY
FOR DENISE WITHAM
JULY 3, 2014
BY STOCKTON SERVICES

dwitham860@gmail.com

603 809-0524

Denise Witham

12 Kentville Terrace

Problem w/ neighbor #14 OWNED

Leased land

Dec 2014 purchased

has put up fence

= in April =

#10 leased also

VERRA DID LOT NEXT DOOR

$1500 - 2000 for survey

suggest $300 - 400 for research

lots still leased

Also has a lawyer for landlord

George & Susan Chase

Hampton, NH
1 Inch = 100 Feet
June 16, 2014

www.cai-tech

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

BK. 2134 PG. 208

MORE STUFF IN FOLDER!

PLAN OF LEASED LOTS

FOR

VICTOR M. & ELAINE M. FUGERE

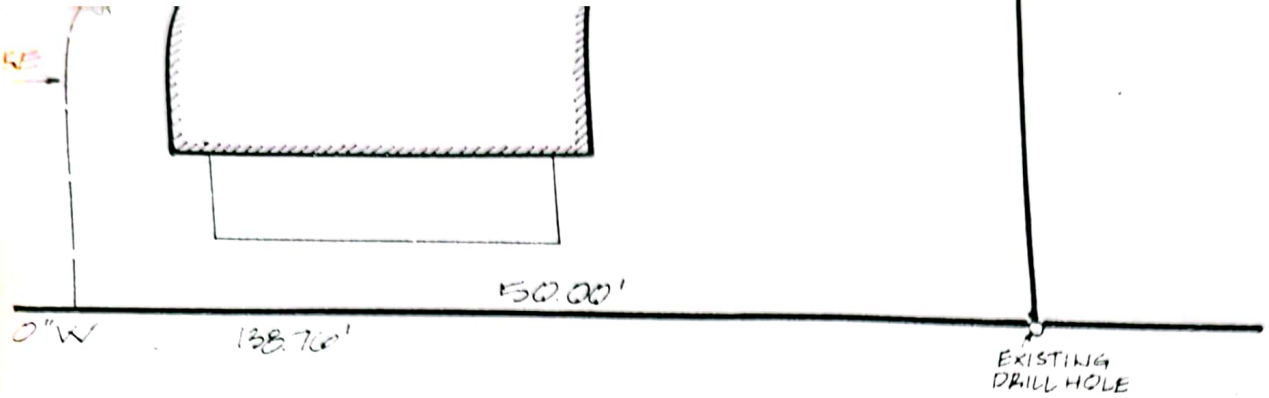
KENTVILLE TERRACE

HAMPTON, N.H.

EMERY ENGINEERING — ENGINEERS/SURVEYORS

DATE: APRIL 24, 1995 — SCALE: 1 IN. = 10 FT.

DRAWN BY: F.E.III — DRAWING No. 10695



NUE

PLAN OF LOT CONSOLIDATION

HAMPTON BEACH, N.H.

WILLIAM C. & MARYANNE WILSON

SCALE: 1" = 10'

AUGUST 1982

chris@jvasurveyors

Bernie Pelusi
atty

Al Lassagna
atty for the
Landlord.

JAMES VERRA
& ASSOCIATES, INC.

June 4, 2014

Denise Witham
12 Kentville Terrace
Hampton, NH 03842

Re: 14 Kentville Terrace, Hampton

Dear Ms. Witham:

I am writing in response to your e-mail to Barbara Cormier, Executive Administrator, NH Land Surveyors Association dated May 22, 2014. We have not received any other correspondence on this matter. We were contracted to George Chase to monument the property at 14 Kentville Terrace, Hampton.

The fee ownership of the Chase property is in the name of Susan V. Chase and Stacey Desrosiers. According to the registry of deeds you are the lessee to a certain parcel of land easterly of and adjacent to the Chase property.

On May 22, 2014 the field surveyors went to Hampton to find and or set the four corners of the Chase parcel. We have done several surveys in the area over the last 25 years and have record information on Kentville Terrace. Upon doing our field survey it was determined that your recently erected wood privacy fence is on the Chase property and to set the northeast corner (right rear corner) of the Chase property would entail going on your side of the fence.

To set this corner required the surveyor to either scale the fence or walk around it. He decided to walk around the fence and knocked on the front door. There was no response and he proceeded to go through the gate and set the corner of the Chase property. If the fence did not encroach upon the Chase property we would not have needed to access the corner through your gate.

If you have any additional questions please feel free to call. Thank you.

Sincerely,

James Verra

James Verra, LLS

Job No. 23534

JAMES VERRA and ASSOCIATES, INC. SURVEYING & MAPPING • REGULATORY PERMITTING
101 Shattuck Way, Suite 8, Newington, NH 03801-7876 Tel: 603-436-3557 E-mail: jva@jvasurveyors.com

JAMES VERRA and ASSOCIATES, INC. SURVEYING & MAPPING • REGULATORY PERMITTING
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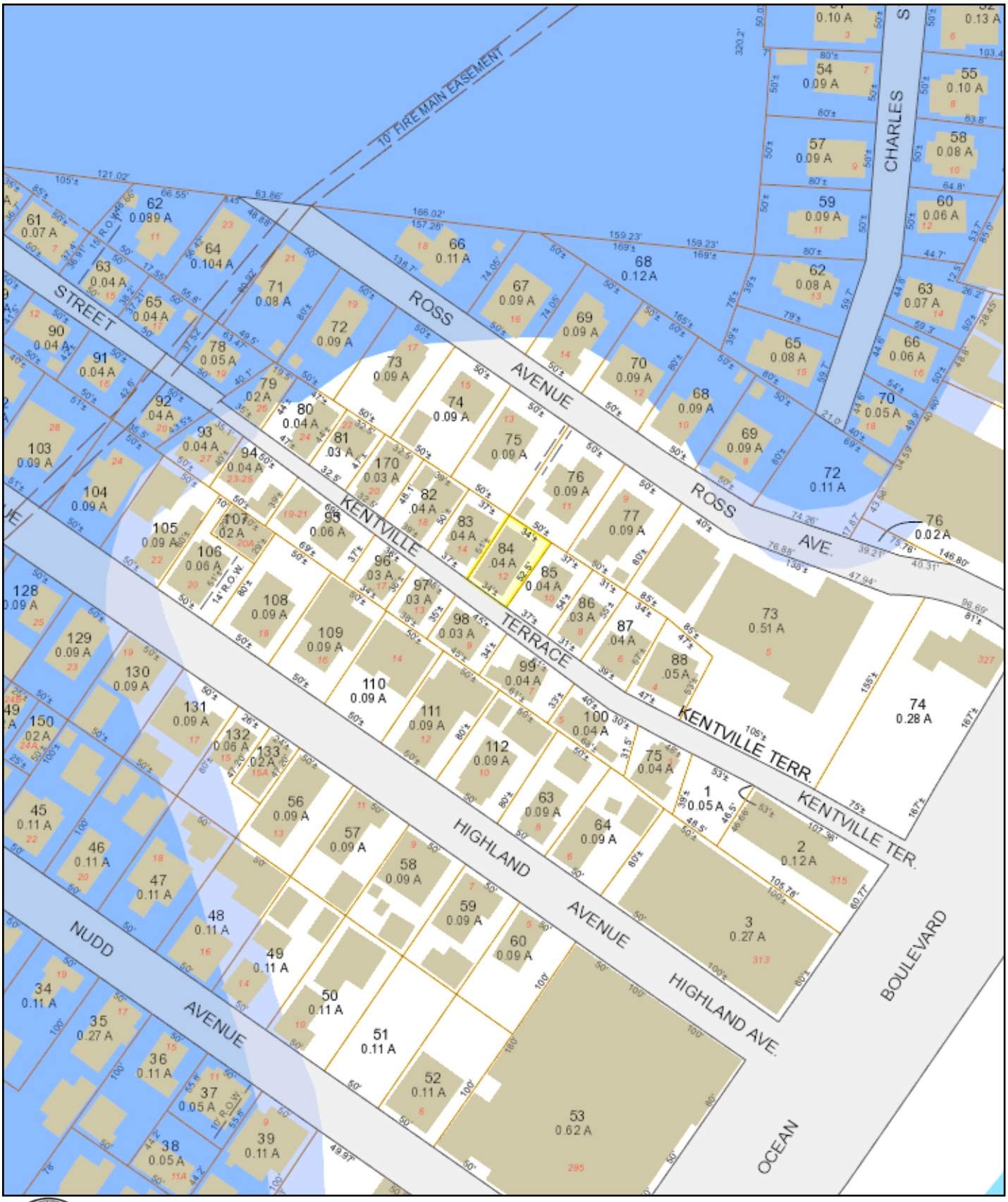

Hampton, NH
1 Inch = 100 Feet
June 16, 2014

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www.cai-tech.com

Printed from Internet for on 6/16/2014

453

Know all Men by these Presents,

453

That We, Edna L. Nudd, unmarried, and Julia A. Ross both of Hampton, County of Rockingham, State of New Hampshire

for and in consideration of the sum of One Dollar

to us in hand before the delivery hereof, well and truly paid by

Thomas H. Nudd of said Hampton

Nudd to Nudd deed

have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said

Thomas H. Nudd his heirs and assigns forever.

Delivered to F. R. Drake by mail

A certain tract of land, five acres, more or less, with the buildings thereon, situated in said Hampton and further described as follows: Beginning at a point on the highway known as Beach Road, said road running from Great Boars Head along the beach front toward Hampton River, at an iron pin, (said pin is in about the middle of the yard on the street line in front of the old Oliver Nudd stable, southerly of his residence) thence running Northwesterly, that is bearing a little to the north of west by land of said Edna L. Nudd and Julia A. Ross, one hundred and twenty two (122) feet to an iron pin; thence in a Westerly direction still by land of said Edna L. Nudd and Julia A. Ross four hundred and fifty nine (459) feet to a stone bound; thence in a somewhat curved course in Southwesterly direction by land of Heirs of Alfred Leavitt to a heap of stones; thence Southerly by land of said Edna L. Nudd and Julia A. Ross forty three (43) feet to a stone bound; thence Easterly still by land of said Edna L. Nudd and Julia A. Ross seven hundred eighty three (783) feet to a stone post on the highway known as Beach Road; thence Northerly by said Beach Road two hundred and eighty (280) feet to the point of beginning. Said tract of land above described, was part of the estate of the late Oliver Nudd and by his will, which was probated Rockingham County Sept. 24, 1896 was given to said grantee, Thomas H. Nudd, and the grantors named in this deed recognize the said will by Article 3rd where it says, "to my son Thomas H. Nudd the house and stable now occupied by him and five acres of land back of the same" does convey the tract described in this deed to him.

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said Thomas H. Nudd his heirs and assigns forever; and we do hereby covenant with the said Thomas H. Nudd that we will warrant and defend the said premises to him the said Thomas H. Nudd his heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us

And I, Charles W. Ross husband ~~wife~~ of said Julia A. Ross for the consideration aforesaid, do hereby release my right by curtesy ~~of dower~~ in said premises.

And we, the said Edna L. Nudd & Julia A. Ross and Charles W. Ross, husband ~~wife~~ of said Julia A. Ross in consideration aforesaid, do hereby grant and release to said Thomas H. Nudd all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," passed July 4, 1851.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In witness whereof we have hereunto set our hands and seals, this first day of August in the year of our Lord 1901

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Francis R. Drake
Clara M. Dampney

Edna L. Nudd. (L.S.)
Julia A. Ross (L.S.)
Charles W. Ross (L.S.)

State of New Hampshire, Rockingham, ss. August 1st A. D. 1901.

Personally appeared the above named Edna L. Nudd, Julia A. Ross & Charles W. Ross and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Francis R. Drake Justice of the Peace.

William Morrill Register.

Received and Recorded, Aug. 3, 10 a.m. 1901.

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Agreement Nudd to Tilton Del to P.B.S.

This indenture made the first day of January, 1921. Witnesseth: That Thomas Nudd of South Weymouth in the Commonwealth of Massachusetts does hereby lease, demise and let unto William Tilton of Exeter, N.H. A certain lot or parcel of land situate on "Nudd Terrace" at Hampton Beach, in the Town of Hampton, County of Rockingham and State of New Hampshire and known as Lot No. 12 on a plan of said Nudd Terrace, duly recorded in the Registry of Deeds at Exeter, in said County.

To hold for the term of ten years from said first day of January, 1921, yielding and paying therefor the sum of $25.00 per year, payable on or before the last day of July in each year.

And the said lessee promises to pay said rent when due and not to sub-let said premises or allow them to be occupied by undesirable persons or allow any nuisance to be committed on the premises; that this lease shall not be sold or transferred without the written consent of the lessor; that said lessee shall have the right of removing all buildings or improvements erected thereon on the termination of this lease and a reasonable time shall be allowed after the termination of this lease for their removal.

The right and privilege is hereby granted of using the street known as Nudd Terrace for ingress and egress.

A failure to pay said rent when due or a breech of any of the conditions in this lease contained shall terminate this lease on the option of the lessor.

In witness whereof I have hereunto set my hand and seal this day and year first above written.

Thomas Nudd (LS).

In the presence of
Thomas V. Nash
Florence N. Sanborn
Exeter, N.H. August 3rd, 1926.

For value received I hereby sell, assign and set over all my right title and interest in and to the within lease to Phil Rock of the same Exeter.

Witness my hand and seal the date above written.

In presence of
Perley B. Sleeper — William P. Tilton (LS)
Hampton, N.H. August -, 1926.

I the undersigned widow of Thomas Nudd hereby consent to the above assignment by William P. Tilton to Phil Rock.

Mrs. Nellie L. Nudd.

Received and Recorded Aug 11th 9:30 A.M. 1926.

John W. A. Green Register

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QUITCLAIM DEED

2466 P0972

Oct 27 1 38 PM '83 36139

LINDA ANN BESTER, of 115 Lafayette Road, North Hampton, and ELAINE KAREN WHITEHOUSE, of 66 Granite Post Green, North Hampton, for consideration paid, grant to LINDA ANN BESTER, ELAINE KAREN WHITEHOUSE and WILLIAM H.M. BECKETT, of Pickpocket Road, Exeter, all in the County of Rockingham and the State of New Hampshire, TRUSTEES of a certain Trust entitled "Short Term Reversionary Trust" of even date herewith, to be recorded herewith in the Rockingham County Registry of Deeds, with QUITCLAIM covenants, the following described premises:

A certain parcel of land situated in Hampton, County of Rockingham, State of New Hampshire northerly of Ocean Boulevard, so-called but not abutting thereon and which premises are shown on two certain plans entitled "Map of Nudd Terrace Belonging to Nellie L. Nudd Estate at Hampton Beach, New Hampshire", October 1933, W.T. Ross, C.E. and "Plan of East End of Nellie L. Nudd Estate at Hampton Beach" dated October 4, 1932, both of which plans are recorded in the Rockingham County Registry of Deeds and designated therein as Plan #'s 0926 and 0743, respectively and consisting of Nudd Terrace and Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, all as shown on the aforesaid Plans.

For title references see the Estate of Homer Sanborn, Rockingham County Probate Court # 56462 Estate of Nellie L. Nudd, Rockingham County Probate Court #25532; Estate of Thomas H. Nudd, Rockingham County Probate Court #21000 and deed from Edna L. Nudd and Julia A. Ross to Thomas H. Nudd dated August 1, 1901 and recorded in Rockingham County Registry of Deeds Book 576, Page 453.

The above-described premises are not homestead property.

WITNESS our hands this 19th day of October, 1983.

Witness:

Linda J. Cook — Linda Ann Bester
Linda Ann Bester

Linda J. Cook — Elaine Karen Whitehouse
Elaine Karen Whitehouse

STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 19th day of October, 1983 by LINDA ANN BESTER and ELAINE KAREN WHITEHOUSE.

Linda J. Cook
~~Justice of the Peace~~
Notary Public
My Comm Exp 10/87

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
OCT 27 '83
$20.00
P.B. 10665

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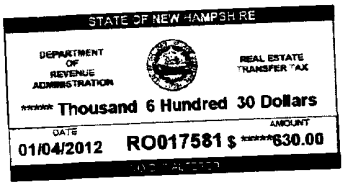

C/H
L-CHIP
ROA141124

000416

2012 JAN -4 AM 9:40

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS That I, **JOY ELLEN WADE**, **a/k/a JOY WADE**, unmarried, of 131 East Road, Hampstead, NH 03844, for consideration paid, grant to **DENISE WITHAM**, unmarried, having a mailing address of 14 Curtis Drive, Nashua, NH 03062

with QUITCLAIM COVENANTS, the following described premises:

A certain leasehold interest in and to a certain lot of land situated in that portion of Hampton known as Hampton Beach, County of Rockingham and State of New Hampshire, on Nudd Terrace, so-called, the same being known as Lot #12 according to a plan of said Nudd Terrace made by W. T. Ross, C.E. and recorded in Rockingham County Registry of Deeds, together with the cottage house, formerly known as "Stacy Lodge", and appurtenances thereto located on said lot.

Said lease is from Linda A. Bestor and Elaine K. Whitehouse to Joy Ellen Wade, et al, dated September 2, 1997 for a term of 15 years commencing September 1, 1997.

Nudd Terrace is now known as Kentville Terrace.

Meaning and intending to describe and convey the same premises conveyed to Joy Ellen Wade and Joann Mucciaccio by deed dated September 12, 1997 and recorded in Rockingham County Registry of Deeds at Book 3237, Page 2069 and by Lease dated September 2, 1997 and recorded in Rockingham County Registry of Deeds at Book 3237, Page 2077. Also see Estate of Joann Mucciaccio, 10th Circuit Court – Probate Division-Brentwood, Case No. 318-2011-ET-01338 and deed to building on land of another from Anthony J. Bonvini and Adrienne J. Bonvini to Joy Wade dated October 31, 2011 and recorded in Rockingham County Registry of Deeds at Book 5260, Page 1793.

This is not the homestead property of the grantor.

Witness my hand this 29 day of December, 2011.

Witness

Joy Ellen Wade

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LEASE

WITNESSETH: That I, **LINDA ANN BESTER** of 107 Mace Road, Hampton, New Hampshire (LESSOR), do hereby lease, demise and let unto **DENISE C. WITHAM** of 14 Curtis Drive, Nashua, New Hampshire 03062 (LESSEE), a certain lot or parcel of land situated on Nudd Terrace so-called, at Hampton Beach in the Town of Hampton, County of Rockingham and the State of New Hampshire, and known as Lot # 12 on a plan of said Nudd Terrace made by W. T. Ross, C. E., and duly recorded in the Rockingham County Registry of Deeds.

000417

2012 JAN -4 AM 9:40

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

To hold for the term of ten (10) years from the first day of December 2011 through November 30, 2021. The annual land rent is as follows:

First Year 12/1/11 – 11/30/12	Four Thousand Five Hundred Dollars ($4,500.00)
Second Year 12/1/12 – 11/30/13	Four Thousand Five Hundred Dollars ($4,500.00)
Third Year 12/1/13 – 11/30/14	Four Thousand Five Hundred Dollars ($4,500.00)
Fourth Year 12/1/14 – 11/30/15	Four Thousand Five Hundred Dollars ($4,500.00)
Fifth Year 12/1/15 – 11/30/16	Four Thousand Five Hundred Dollars ($4,500.00)
Sixth Year 12/1/16 – 11/30/17	Five Thousand Five Hundred Dollars ($5,500.00)
Seventh Year 12/1/17 –11/30/18	Five Thousand Five Hundred Dollars ($5,500.00)
Eighth Year 12/1/18 – 11/30/19	Five Thousand Five Hundred Dollars ($5,500.00)
Ninth Year 12/1/19 – 11/30/20	Five Thousand Five Hundred Dollars ($5,500.00)
Tenth Year 12/1/20 – 11/30/21	Five Thousand Five Hundred Dollars ($5,500.00)

The said LESSEE shall pay said land rent within thirty (30) days of the annual billing date. Rent payments not received within the said thirty (30) day period are subject to a monthly late fee of two percent (2.0%) of the amount of the annual land rent billed and

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unpaid, commencing on the 31st day after said annual billing date and on the same day or each following month until said annual land rent and accrued late fees are paid in full.

The said LESSEE agrees not to sublet said premises or allow them to be occupied by undesirable persons or allow any nuisance to be committed on the premises; that this Lease shall not be sold, assigned or transferred without the prior written consent of the LESSOR; that the said LESSEE shall have the right to remove all buildings or improvements erected thereon on the termination of this Lease, except where rent is due, and a reasonable time shall be allowed after the termination of this Lease for their removal, said time not to exceed sixty (60) days.

The right and privilege is hereby granted to use the street known as Nudd Terrace for ingress and egress during the term of this Lease.

A failure to pay said land rent when ninety (90) days overdue or a breach of any of the conditions in this Lease contained shall terminate this Lease at the election of the LESSOR.

In addition to the land rent hereinbefore set forth, the LESSEE shall pay all taxes and assessments levied or assessed by the Town of Hampton and the Hampton Beach Village District on the land, said taxes to be payable biannually upon receipt of a bill from the LESSOR.

If the LESSEE shall desire to enter into a new Lease with the LESSOR at the expiration of the within Lease, the LESSEE agrees to so notify the LESSOR in writing no later than ninety (90) days prior to the expiration of the Lease, and the LESSOR agrees that LESSOR will negotiate with the LESSEE in good faith to attempt to agree upon the terms, conditions, new rent and other provisions of a new Lease. Neither

Printed from Internet for on 6/16/2014

party shall be liable to the other in the event such negotiations, held in good faith, shall fail to generate an agreement between the parties.

If at any time during the term of this lease the Lessor desires to sell said property she shall give the Lessee a thirty (30) day right of first refusal to purchase said real estate being leased herein and Lessor shall offer said property at a price to be determined by Lessor. Said offer to sell shall be in a writing specifying the price. If the Lessee does not accept said offer within said thirty (30) days the right of first refusal shall become null and void.

IN WITNESS WHEREOF, we have hereunto set our hands this 22nd day of Dec, 2011.

Witness

Linda Ann Bester – LESSOR

Witness

Denise C. Witham - LESSEE 12/22/11

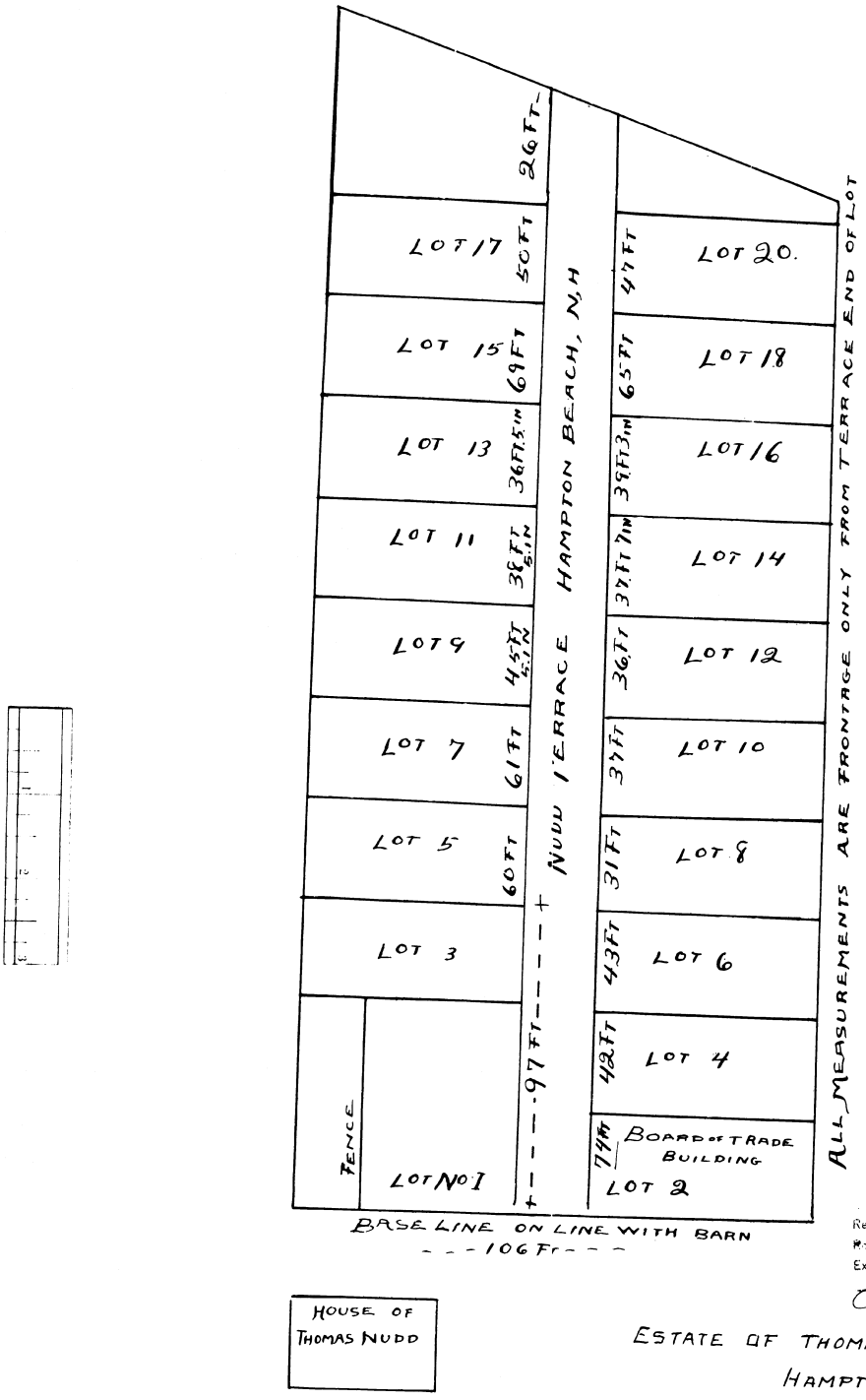
STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this the 22nd day of Dec, 2011, before me, the undersigned officer, personally appeared Linda Ann Bester, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.

H. ALFRED CASASSA, Justice of the Peace
My Commission Expires June 17, 2014

Name: H. Alfred CASASSA
Notary Public/Justice of the Peace
My Comm. Ex. 6/17/14

Printed from Internet for on 6/16/2014

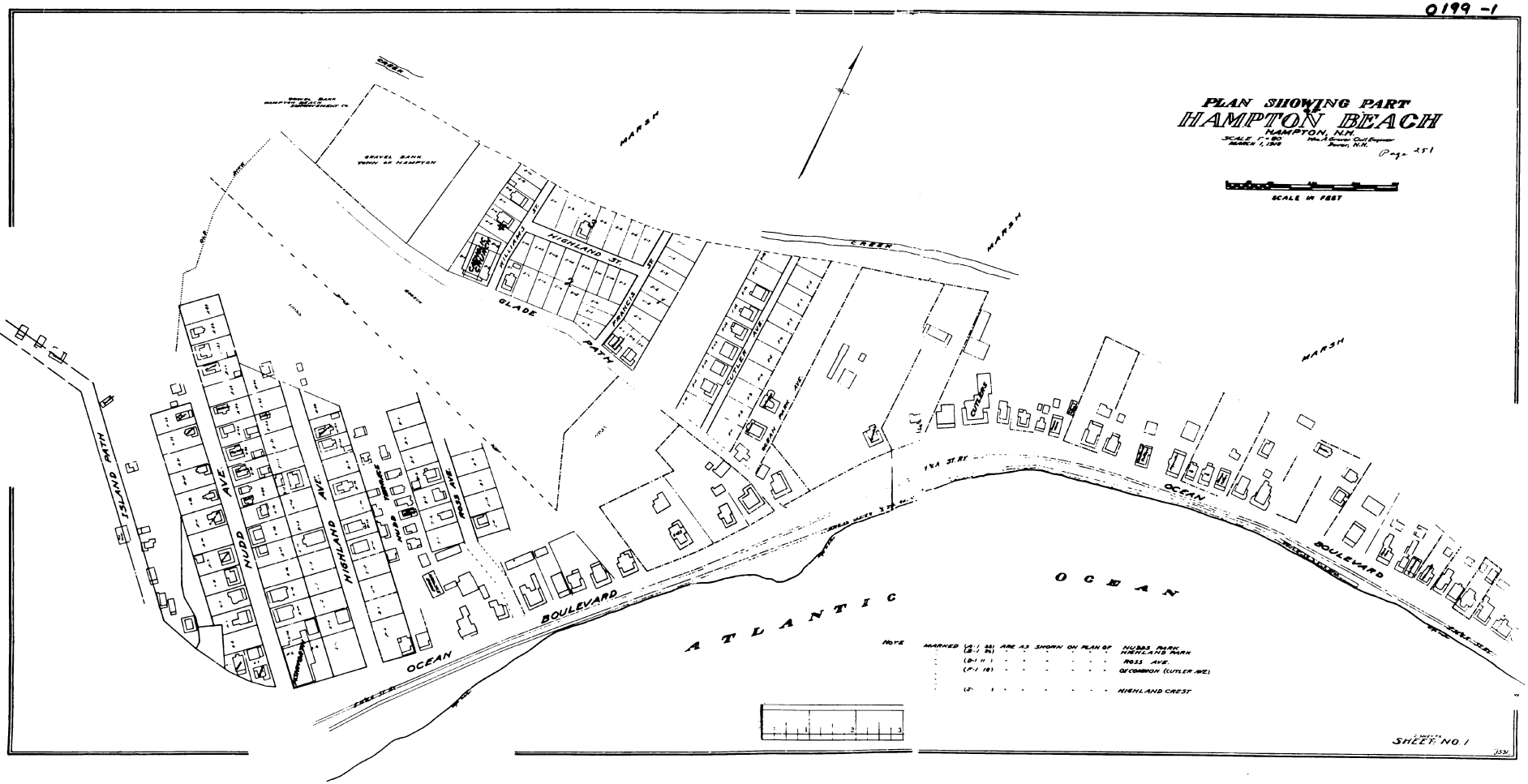


Received April 12 M 21
Recorded
Examined John M. Sean

094

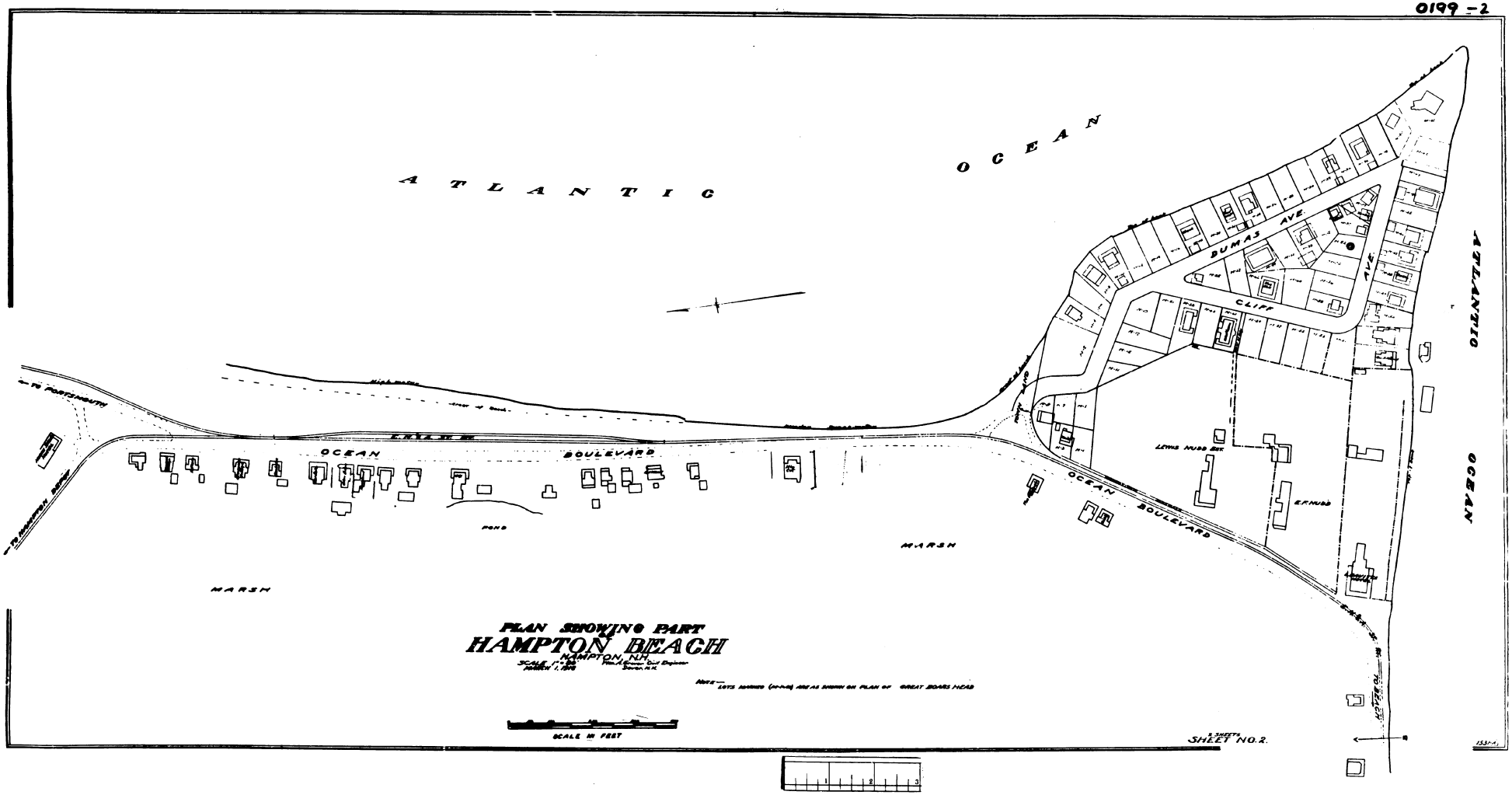
Printed from Internet for on 4/8/2013

0199 -1



Plat 5 Pg. 1

0199 - 2

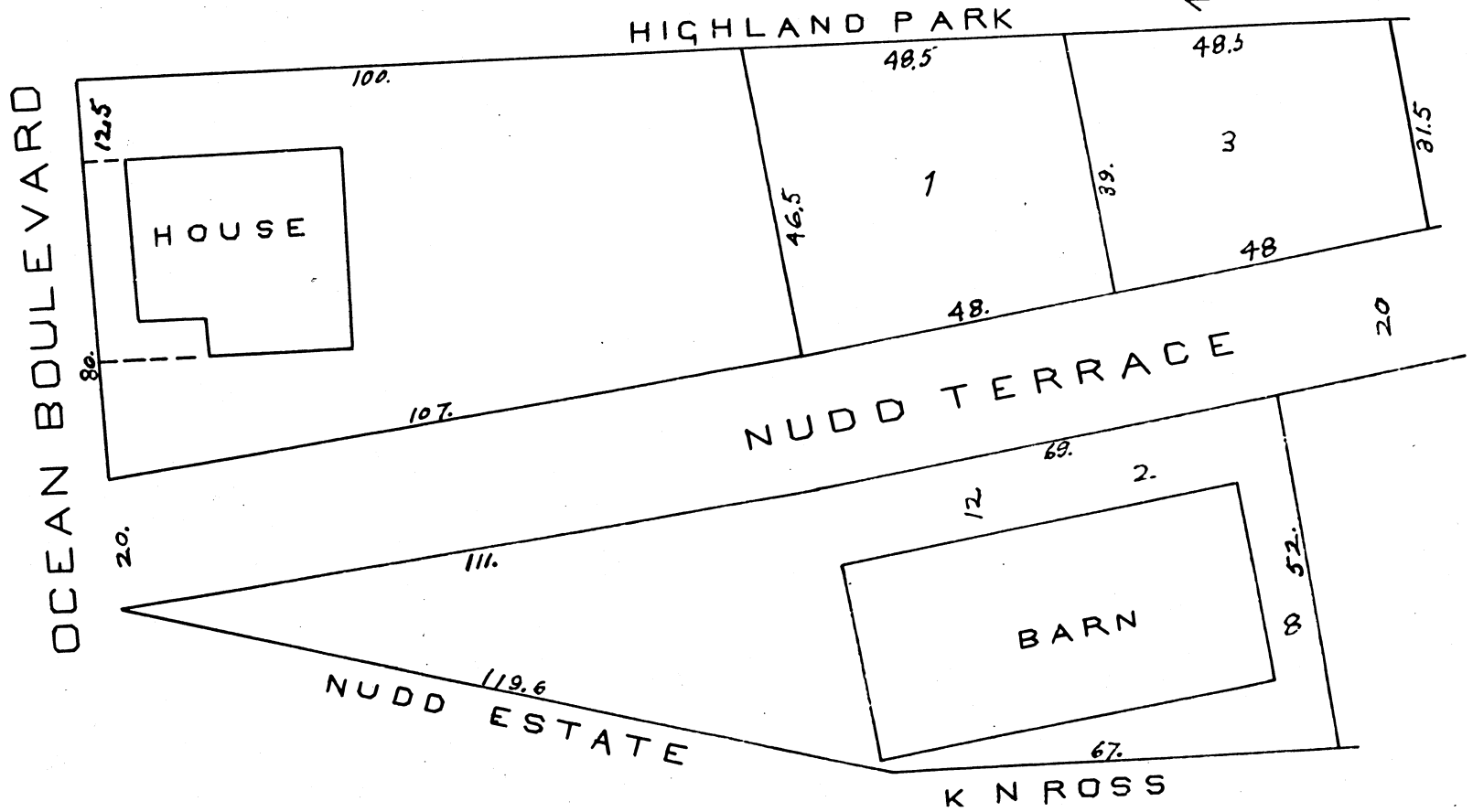


Printed from Internet for on 4/8/2013

0743

PLAN OF EAST END OF NELLIE L. NUDD ESTATE AT HAMPTON BEACH N. H.

SCALE 1 IN = 20 FT OCT 4 1932



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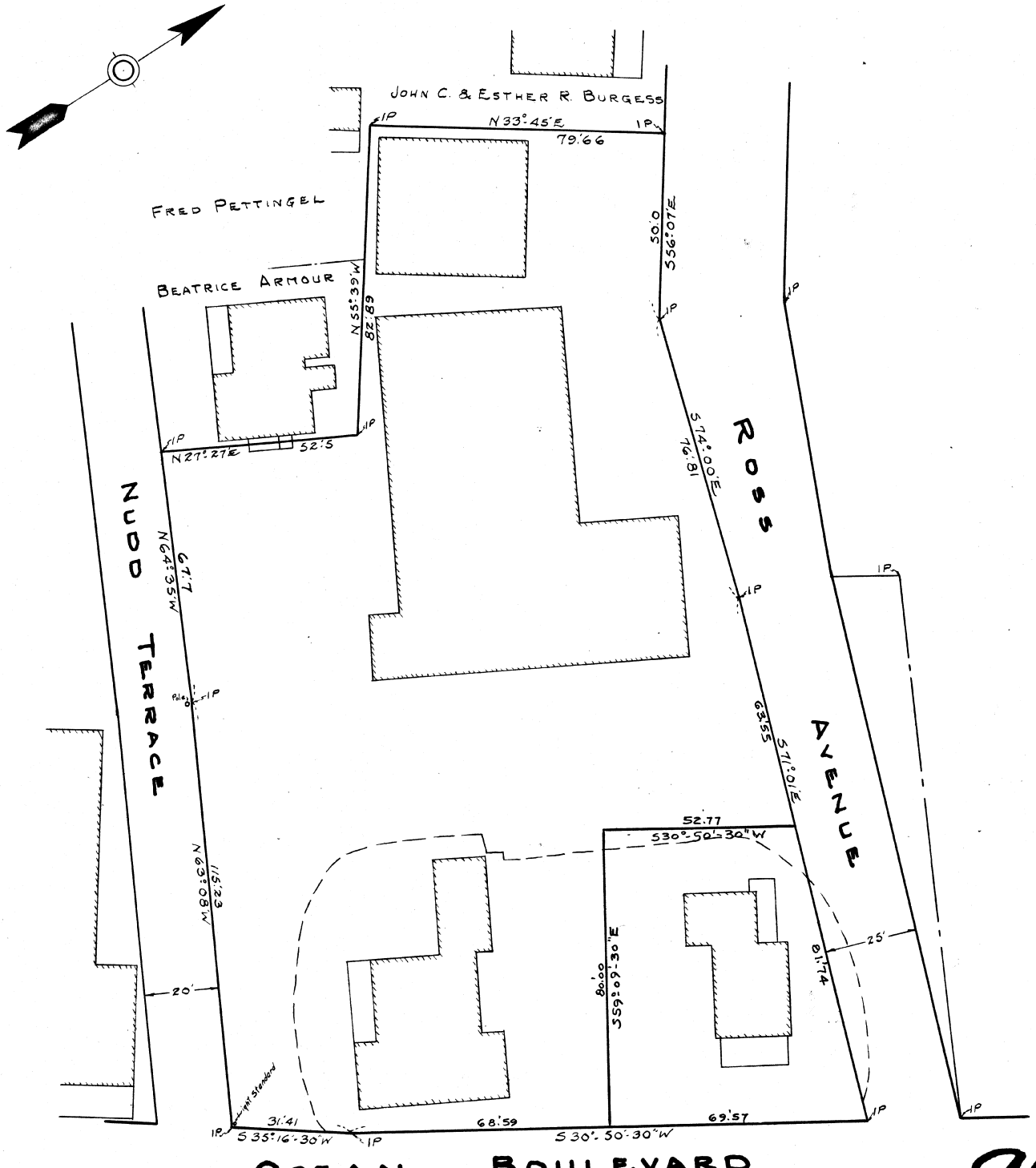
MAY 29 10 51 AM '67 05930



910

The Hampton Planning Board takes no jurisdiction of the within plan and accordingly it is allowed for recording.

H. Asfield Brown
Chmn. Hampton Planning Bd.
May 16, 1967

THE STATE OF NEW HAMPSHIRE
JOHN W. DURGIN, JR.
No. 263
REGISTERED PROFESSIONAL ENGINEER

PLAN OF LAND
HAMPTON BEACH, N.H.
FOR
KENNETH N. ROSS

SCALE: 1 IN. = 20 FT. NOV. 1961
REV. MAY 1966

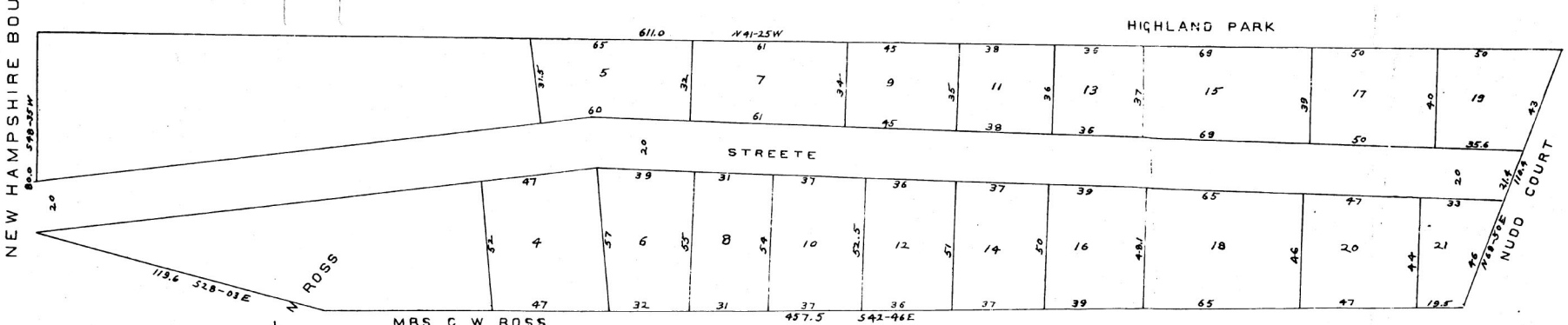
JOHN W. DURGIN
CIVIL ENGINEERS

FILE NO. 2494
PLAN NO. 9340

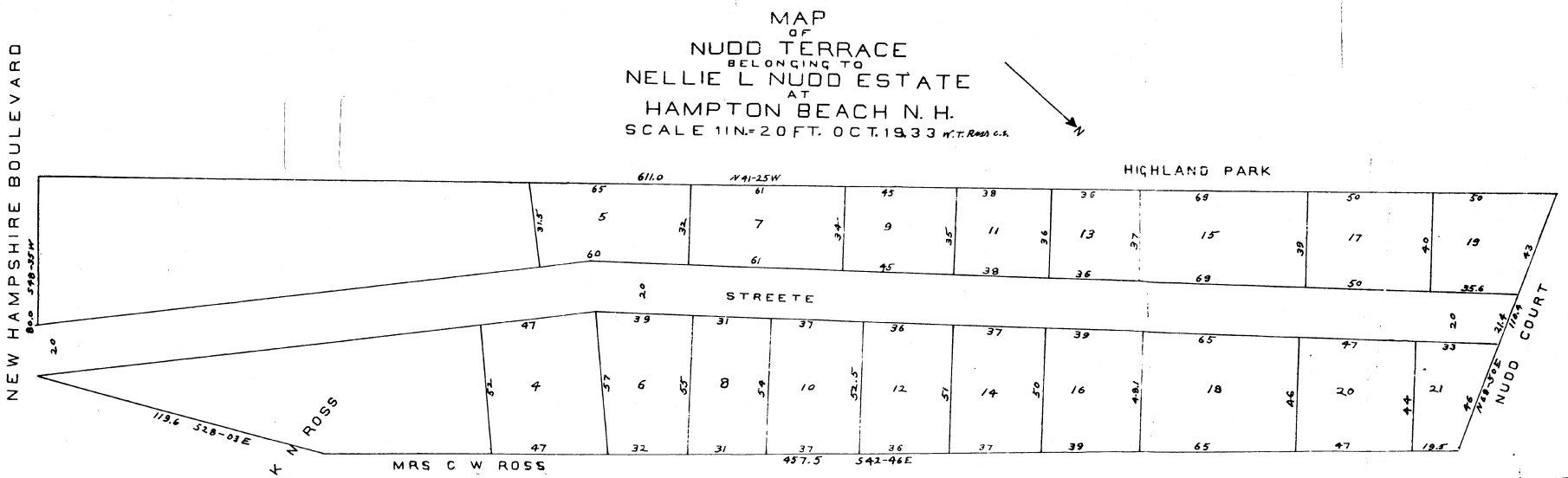
MAY 5 1967

0926

MAP
OF
NUDD TERRACE
BELONGING TO
NELLIE L NUDD ESTATE
AT
HAMPTON BEACH N. H.
SCALE 1 IN. = 20 FT. OCT. 1933 W.T. Rand C.E.



0926



Printed from Internet for on 6/16/2014

OWNER KENNETH N. ROSS
HAMPTON BEACH, N.H.

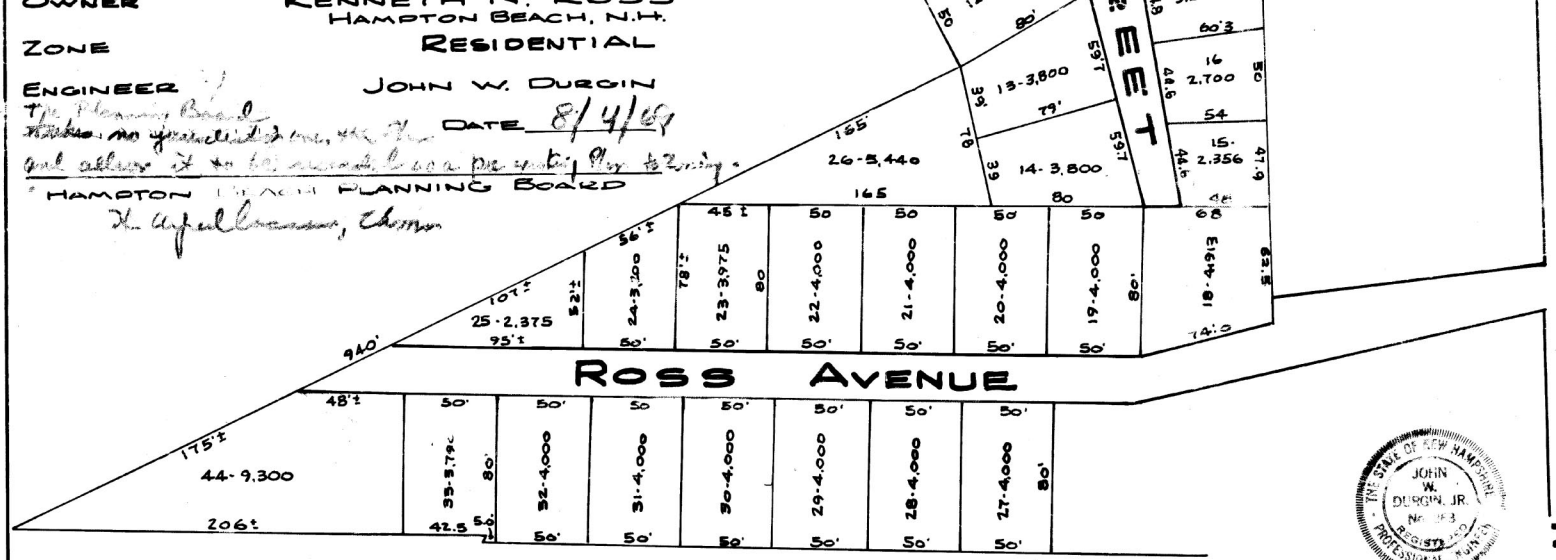
ZONE RESIDENTIAL

ENGINEER JOHN W. DURGIN

DATE 8/4/69

The Planning Board
Makes no guarantee as to the ...
and other ... to the ... property by ... Zoning.

HAMPTON PLANNING BOARD
K. Upchurch, Chmn

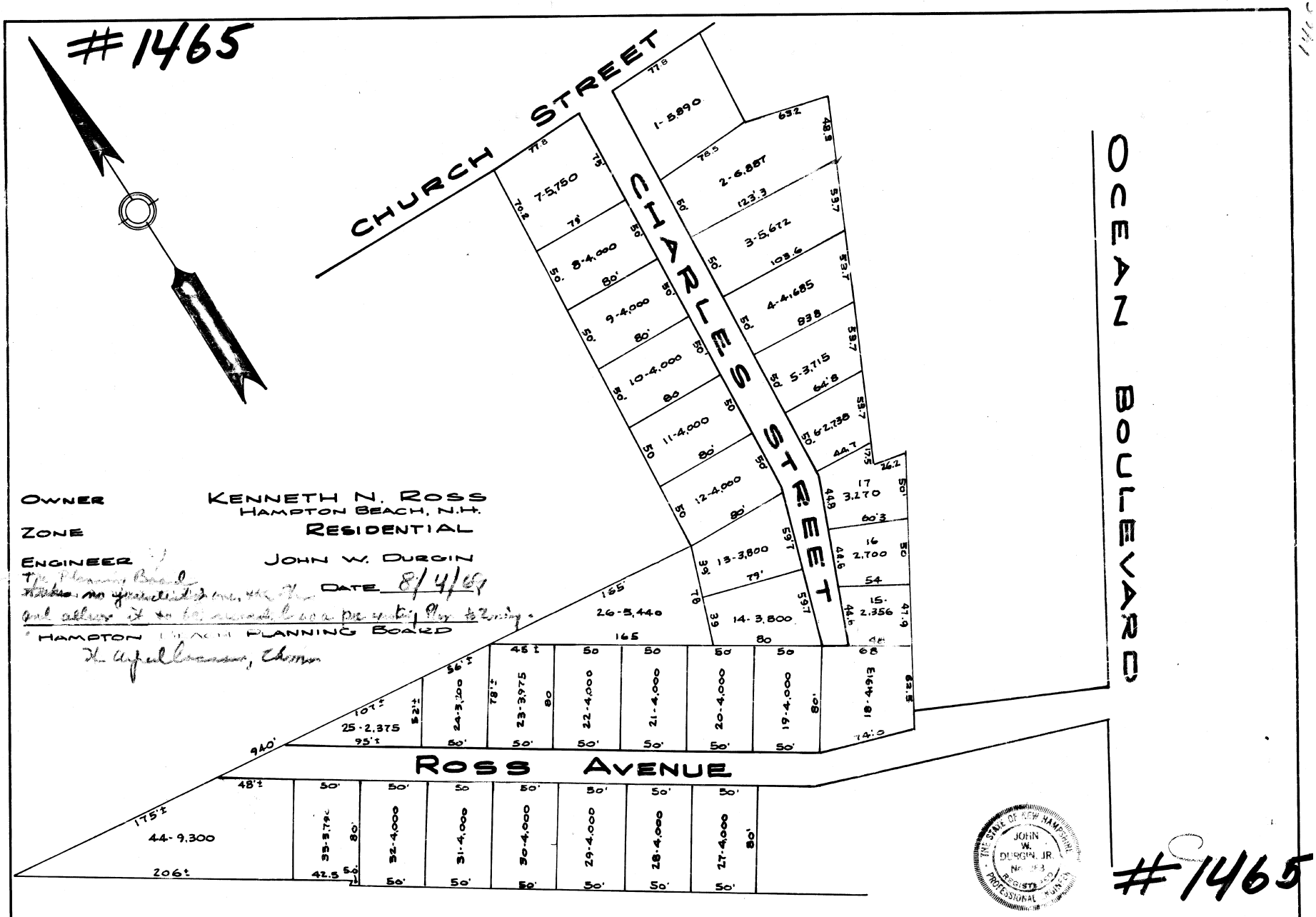


THE STATE OF NEW HAMPSHIRE
JOHN W. DURGIN, JR.
No. 983
REGISTERED PROFESSIONAL ENGINEER

PLAN OF LOTS
HAMPTON BEACH

Printed from Internet for on 6/20/2014

#1465



OWNER KENNETH N. ROSS
HAMPTON BEACH, N.H.

ZONE RESIDENTIAL

ENGINEER JOHN W. DURGIN

DATE 8/4/69

~~The Planning Board has no jurisdiction over this plan~~ and allows it to be recorded by the Registry of Deeds.

HAMPTON BEACH PLANNING BOARD
K. Appelbaum, Chmn.

THE STATE OF NEW HAMPSHIRE
JOHN W. DURGIN, JR.
No. 983
REGISTERED PROFESSIONAL ENGINEER

#1465

PLAN OF LOTS
HAMPTON BEACH, N.H.
FOR
KENNETH N. ROSS

SCALE- 1 IN. = 50 FT. MARCH 1969

JOHN W. DURGIN
CIVIL ENGINEERS

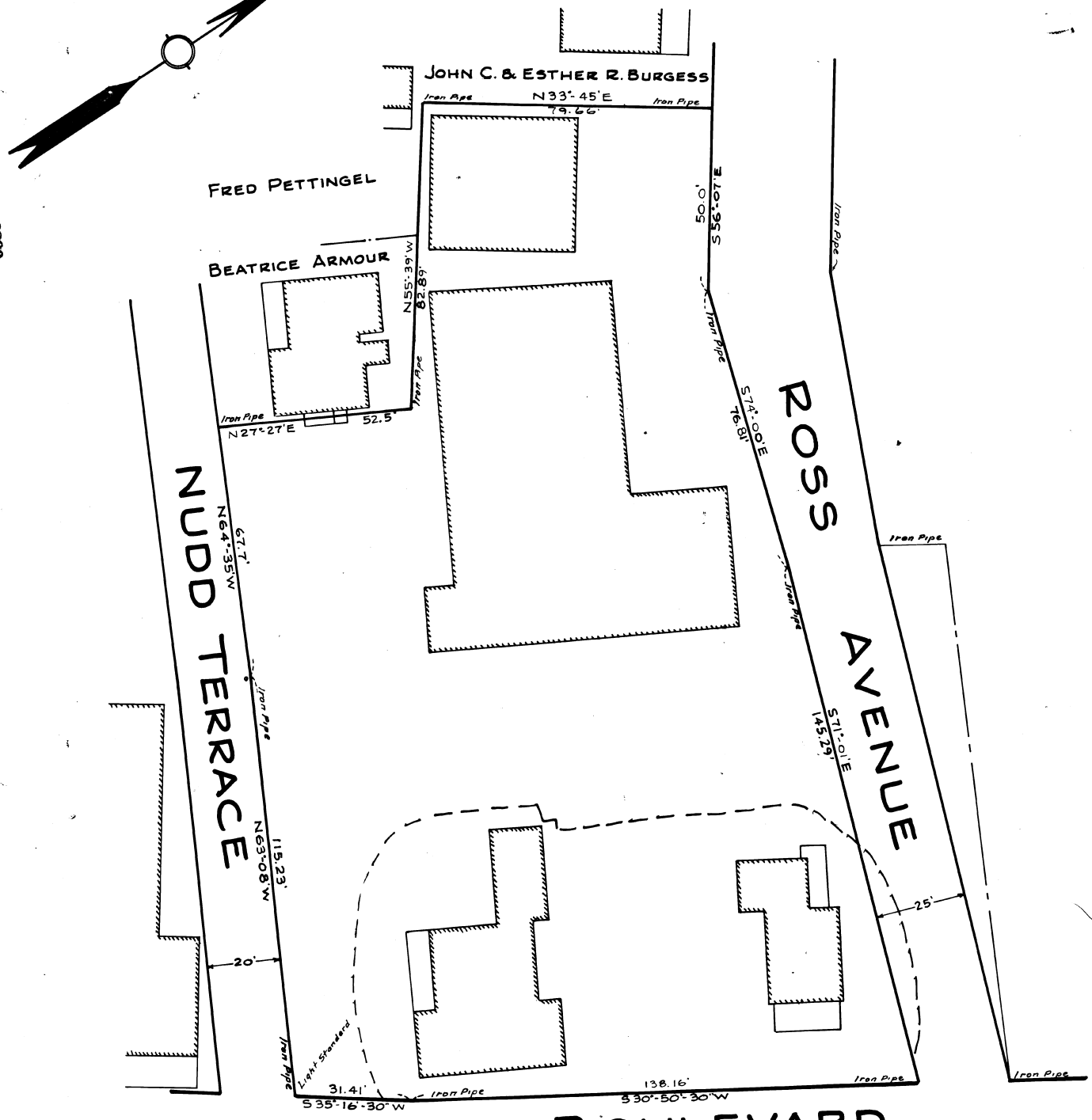
FILE NO. 2494
PLAN NO. 471

NOTE:
BASED ON PLANS BY WILLIAM T. ROSS
SURVEYOR

Rec'd 6 9 '69 AM

Printed from Internet for on 6/16/2014

#C-1776



May 7 10:49 AM '70

05354

the Planning Bd. has no jurisdiction over this subdivision & it is accordingly advised for recording at the Rockingham Reg. of D.

Hampton Planning Board
by H. Lloyd Crosson, Chmn.
May 5, 1970

FILE NO. 2494
PLAN NO. 9340

PLAN OF LAND

HAMPTON BEACH, N.H.

FOR

~ KENNETH N. ROSS ~

SCALE: 1 INCH = 20 FEET

NOV. 1961
REV MAY 1966
REV APRIL 1970

JOHN W. DURGIN
CIVIL ENGINEERS

#C-1776

Printed from Internet for on 6/16/2014

SEP 18 11 07 AM '98 00033301 SEP18 11:07 Am '98

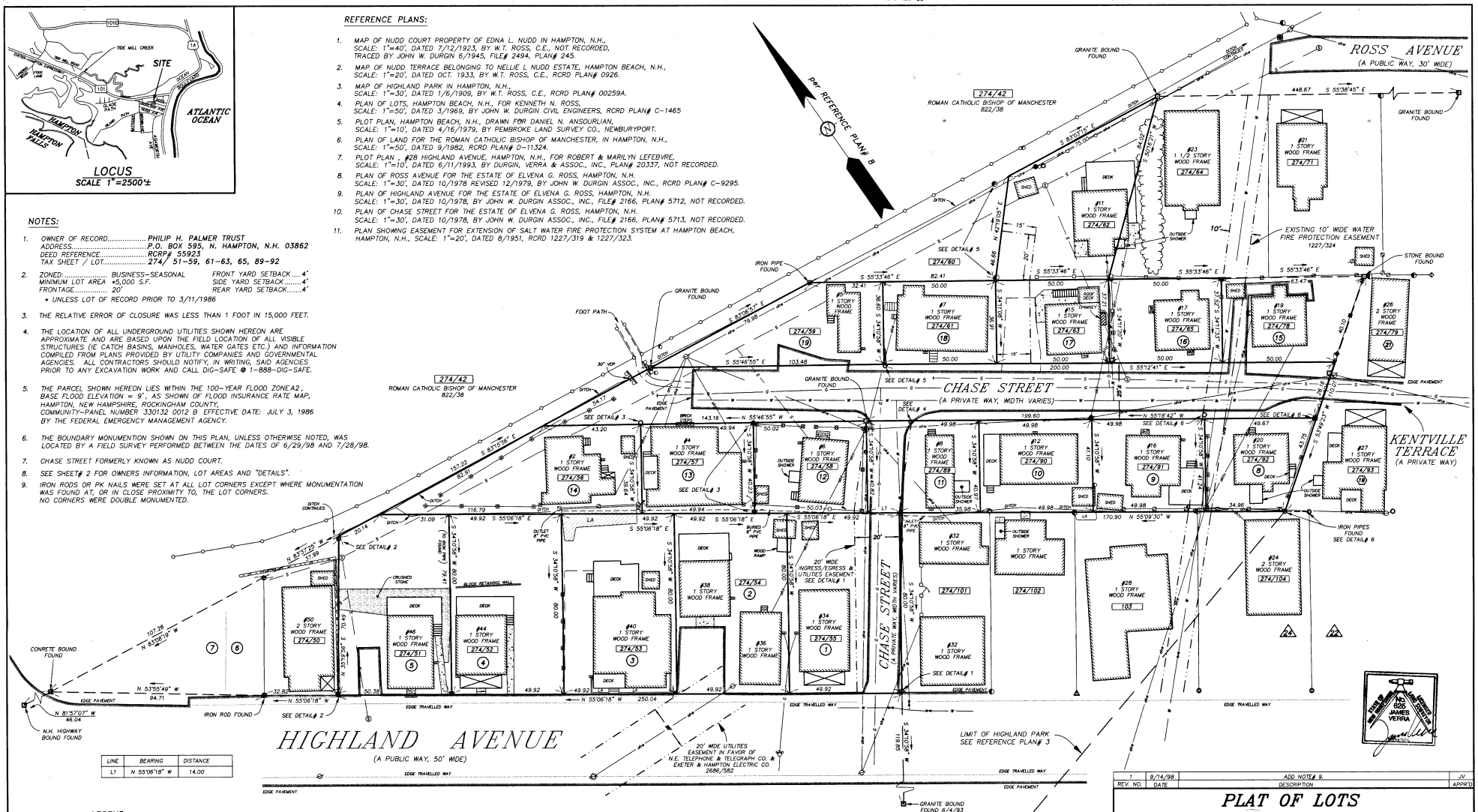
LOCUS
SCALE 1"=2500'±

REFERENCE PLANS:

1. MAP OF NUDD COURT PROPERTY OF EDNA L. NUDD IN HAMPTON, N.H., SCALE: 1"=40', DATED 7/12/1923, BY W.T. ROSS, C.E., NOT RECORDED, TRACED BY JOHN W. DURGIN 6/1945, FILE# 2494, PLAN# 245.
2. MAP OF NUDD TERRACE BELONGING TO NELLIE L NUDD ESTATE, HAMPTON BEACH, N.H., SCALE: 1"=20', DATED OCT. 1933, BY W.T. ROSS, C.E., RCRD PLAN# 0926.
3. MAP OF HIGHLAND PARK IN HAMPTON, N.H., SCALE: 1"=30', DATED 1/6/1909, BY W.T. ROSS, C.E., RCRD PLAN# 00259A.
4. PLAN OF LOTS, HAMPTON BEACH, N.H., FOR KENNETH N. ROSS, SCALE: 1"=50', DATED 3/1969, BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD PLAN# C-1465
5. PLOT PLAN, HAMPTON BEACH, N.H., DRAWN FOR DANIEL N. ANSOURLIAN, SCALE: 1"=10', DATED 4/16/1979, BY PEMBROKE LAND SURVEY CO., NEWBURYPORT.
6. PLAN OF LAND FOR THE ROMAN CATHOLIC BISHOP OF MANCHESTER, IN HAMPTON, N.H., SCALE: 1"=50', DATED 9/1982, RCRD PLAN# D-11324.
7. PLOT PLAN , #28 HIGHLAND AVENUE, HAMPTON, N.H., FOR ROBERT & MARILYN LEFEBVRE. SCALE: 1"=10', DATED 6/11/1993, BY DURGIN, VERRA & ASSOC., INC., PLAN# 20337, NOT RECORDED.
8. PLAN OF ROSS AVENUE FOR THE ESTATE OF ELVENA G. ROSS, HAMPTON, N.H. SCALE: 1"=30', DATED 10/1978 REVISED 12/1979, BY JOHN W. DURGIN ASSOC., INC., RCRD PLAN# C-9295.
9. PLAN OF HIGHLAND AVENUE FOR THE ESTATE OF ELVENA G. ROSS, HAMPTON, N.H. SCALE: 1"=30', DATED 10/1978, BY JOHN W. DURGIN ASSOC., INC., FILE# 2166, PLAN# 5712, NOT RECORDED.
10. PLAN OF CHASE STREET FOR THE ESTATE OF ELVENA G. ROSS, HAMPTON, N.H. SCALE: 1"=30', DATED 10/1978, BY JOHN W. DURGIN ASSOC., INC., FILE# 2166, PLAN# 5713, NOT RECORDED.
11. PLAN SHOWING EASEMENT FOR EXTENSION OF SALT WATER FIRE PROTECTION SYSTEM AT HAMPTON BEACH, HAMPTON, N.H., SCALE: 1"=20', DATED 8/1951, RCRD 1227/319 & 1227/323.

NOTES:

1. OWNER OF RECORD..... PHILIP H. PALMER TRUST
   ADDRESS..... P.O. BOX 595, N. HAMPTON, N.H. 03862
   DEED REFERENCE..... RCRP# 55923
   TAX SHEET / LOT..... 274/ 51-59, 61-63, 65, 89-92
2. ZONED:..... BUSINESS-SEASONAL — FRONT YARD SETBACK.... 4'
   MINIMUM LOT AREA =5,000 S.F. — SIDE YARD SETBACK..... 4'
   FRONTAGE..... 20' — REAR YARD SETBACK..... 4'
   • UNLESS LOT OF RECORD PRIOR TO 3/11/1986
3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. THE PARCEL SHOWN HEREON LIES WITHIN THE 100-YEAR FLOOD ZONE A2, BASE FLOOD ELEVATION = 9', AS SHOWN OF FLOOD INSURANCE RATE MAP, HAMPTON, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY-PANEL NUMBER 330132 0012 B EFFECTIVE DATE: JULY 3, 1986 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. THE BOUNDARY MONUMENTION SHOWN ON THIS PLAN, UNLESS OTHERWISE NOTED, WAS LOCATED BY A FIELD SURVEY PERFORMED BETWEEN THE DATES OF 6/29/98 AND 7/28/98.
7. CHASE STREET FORMERLY KNOWN AS NUDD COURT.
8. SEE SHEET# 2 FOR OWNERS INFORMATION, LOT AREAS AND "DETAILS".
9. IRON RODS OR PK NAILS WERE SET AT ALL LOT CORNERS EXCEPT WHERE MONUMENTATION WAS FOUND AT, OR IN CLOSE PROXIMITY TO, THE LOT CORNERS. NO CORNERS WERE DOUBLE MONUMENTED.



LINE	BEARING	DISTANCE
L1	N 55°06'18" W	14.00

LEGEND:

- IRON ROD
- IRON PIPE
- BOUND as DESCRIBED
- NAIL
- CHAIN LINK FENCE
- WOOD FENCE
- MORTARED STONE WALL
- 274/46 ..... TAX SHEET / LOT NO.
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RCRP ..... ROCKINGHAM COUNTY REGISTRY OF PROBATE
- SIGN
- LOT# PER REFERENCE PLAN# 1
- LOT# PER REFERENCE PLAN# 2
- LOT# PER REFERENCE PLAN# 3
- UTILITY POLE
- LIGHT POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- ELECTRIC METER
- OVERHEAD WIRES
- OVERHEAD ELECTRIC WIRES
- OVERHEAD TELEPHONE WIRES
- OVERHEAD TELEVISION WIRES

09-14 12:48 C:\PRJ\938\938PLAT1

PURSUANT TO RSA 676:18,III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JAMES VERRA 9/14/98 DATE

20 0 20 40 FEET
10 0 10 METERS

D-26598
Sheet 1 of 2

REV. NO.	DATE	DESCRIPTION	APPRVD
1	9/14/98	ADD NOTE# 9.	JV

PLAT OF LOTS
HIGHLAND AVENUE & CHASE STREET
HAMPTON, NEW HAMPSHIRE
for
PHILIP H. PALMER TRUST

JAMES VERRA and ASSOCIATES, INC.
445 U.S. ROUTE 1 BY-PASS
SUITE # 2
PORTSMOUTH, N.H. 03801
(603)436-3557

DATE:	8/4/98
JOB NO:	20938
SCALE: 1" =	20'
DWG NAME:	938PLAT1
PLAN NO:	20938
SHEET:	1 OF 2

JCS PROJECT MGR — JCS DRAWN BY

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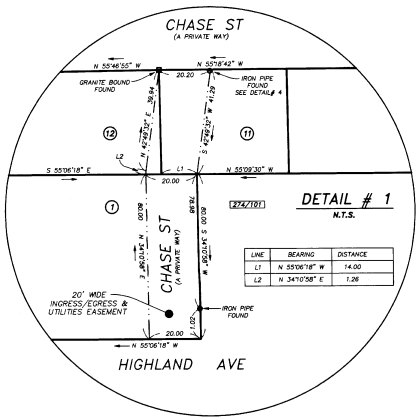

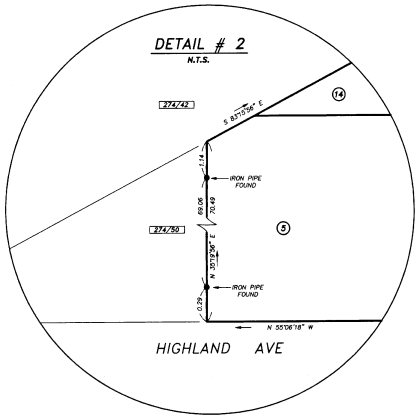

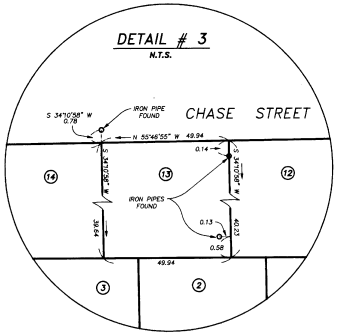

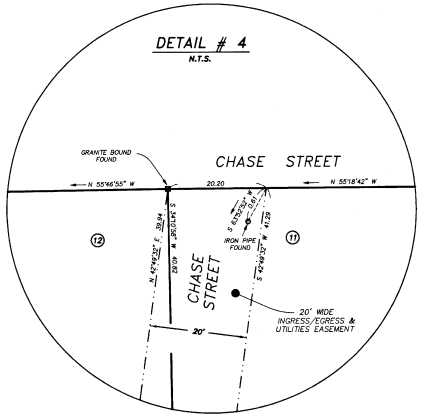

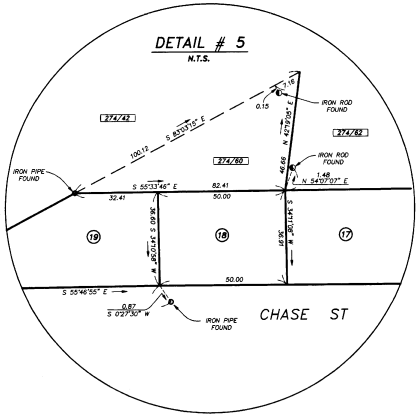

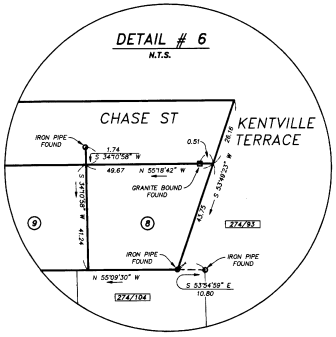

MAP/LOT	LAND OWNER	DEED REF.
274/50	ANSOURLIAN, MARY P., ET AL	2665/1742
60	CHENARD, MAURICE L. & CHENARD, BARBARA A.	2959/1050
64	CARUSO, JOHN J. & CARUSO, GERTRUDE M.	2358/1611
71	MCHUGH, JOSEPH P. & MCHUGH, MARGARET J.	2360/1709
78	HANLON, JAMES V. & LARAMIE, BARBARA A.	3198/1019
79	SHORT TERM REVERSIONARY TRUST	2466/0972
93	SAME AS 274/79	2466/0972
101	LYNCH, WILLIAM F. & LYNCH, MARIE P.	2731/1173
102	SCRUTON, ELAINE A. REV. TRUST	3216/1167
103	LEFEBVRE, MARILYN E.	1994/1238 (RCRP)
104	ROSEN, LEONARD L.	2370/1746

BUILDING OWNERS/LEASEHOLDERS–LEASE LOTS OF PHILIP H. PALMER TRUST

MAP/LOT	NAME	DEED REF.	LOT AREA
274/51	SHIKRALLAH, YVONNE B.	3048/2520	3881 S.F.
52	GRASSI, JOSEPH R. & GRASSI, CONSTANCE M.	2937/1270	3993 S.F.
53	CHIARY, RUSSELL V. & CHIARY, SHARON L.	3113/1858	3993 S.F.
54	KELLY, BENJAMIN	3069/2731	3993 S.F.
55	PALMER, PHILIP H. TRUST	3284/1390	3993 S.F. (INCLUDES EASEMENT)
56	WOLF, FREDERICK T.	3147/2397	3141 S.F.
57	MONAGLE, SARAH T. & MONAGLE, WILLIAM J.	2451/992	1994 S.F.
58	CRONIN, STEPHEN J. & CRONIN, MAUREEN P.	2692/1255	2027 S.F. (INCLUDES EASEMENT)
59	CARLMAN, MARGARET M.	2451/0990	2493 S.F.
61	CHENARD, MAURICE L. & CHENARD BARBARA A.	2622/2318	1837 S.F.
62	WHEELER, HAROLD E.	3105/0356	3448 S.F.
63	MEDEIROS, CLAUDIA M.	2071/0197	1853 S.F.
65	TURNER, ROBERT J. & TURNER, MARY E.	1731/0050	1868 S.F.
89	CRONIN, SUSAN E.	2323/0377	2044 S.F. (INCLUDES EASEMENT)
90	CAMILLERI BROTHERS, INC.	2391/1270	2051 S.F.
91	SMITH, ELIZABETH A.	2078/0018	2058 S.F.
92	SULLIVAN, THOMAS M. JR.	2744/2257	1747 S.F.

DETAILS

PURSUANT TO RSA 676:18,III AND RSA 672:14

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JAMES VERRA — 9/14/98 DATE

LICENSED LAND SURVEYOR No. 626 JAMES VERRA NEW HAMPSHIRE

REV. NO.	DATE	DESCRIPTION	APPR'D

PLAT OF LOTS

HIGHLAND AVENUE & CHASE STREET

HAMPTON, NEW HAMPSHIRE

for

PHILIP H. PALMER TRUST

JAMES VERRA and ASSOCIATES, INC.
445 U.S. ROUTE 1 BY-PASS
SUITE # 2
PORTSMOUTH, N.H. 03801
(603)436-3557

DATE:	8/4/98
JOB NO:	20938
SCALE: 1" =	N/A
DWG NAME:	938PLAT2
PLAN NO:	20938
SHEET:	2 OF 2

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09-14 13:07 C:\PRJ\938\938PLAT2

D26598 Sheet 2of2